



March 23, 2009

Steve Alexander
Department of Housing
And Community Development
Division of Housing Policy
1800 Third Street, Room 430
Sacramento, CA 95811

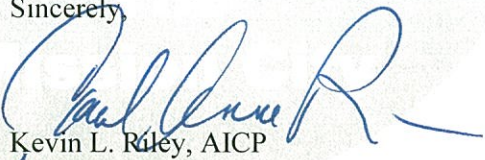
Dear Mr. Alexander:

This letter is in response to your email to the City of Santa Clara sent September 18, 2008. You asked if the City has adopted a second unit ordinance. Attached is Ordinance No. 1786, adopted November 4, 2003, which amended the City's existing regulations for residential accessory units.

We have also enclosed copies of City Code Chapters 18.06, 18.10, and 18.12, which are the pertinent parts of the zoning code applicable to allowance of accessory units in single family residential zone districts.

Please note that the City of Santa Clara is in compliance with State law regarding second units/accessory units. If you have any further questions, please contact Associate Planner Doug Handerson, AICP at (408) 615-2450.

Sincerely,


Kevin L. Riley, AICP
Director of Planning
& Inspection

Attachments (4)

I:\PLANNING\AdvPlnProj\Zoning Ordinance Amendments\ltr to HCD re accessory unit regs.doc

ORDINANCE NO. 1783

AMENDING CHAPTER 5.75 [ENTITLED "BINGO"] OF TITLE 5 [ENTITLED "BUSINESS LICENSES AND REGULATIONS"] OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA" PERTAINING TO THE USE OF ELECTRONIC BINGO AIDS

SEPTEMBER 16, 2003

ORDINANCE NO. 1784

AMENDING SECTION 2.07.290 [ENTITLED "SERVICE CONTRACTS-SIGNATURE AUTHORITY"] TO CHAPTER 2.07 [ENTITLED "CITY MANAGER"] OF "THE CITY CODE OF THE CITY OF SANTA CLARA, CALIFORNIA" TO INCREASE THE DOLLAR AMOUNT OF THE CITY MANAGER AUTHORITY TO EXECUTE CERTAIN SERVICE AGREEMENTS SUBJECT TO APPROVED BUDGETARY AMOUNTS

SEPTEMBER 16, 2003

ORDINANCE NO. 1785

ADOPTED PURSUANT TO SECTION 813 OF THE CITY CHARTER: (1) ADOPTING A REVISION AND CODIFICATION OF GENERAL AND PERMANENT ORDINANCES OF THE CITY BY REFERENCE; (2) REPEALING CERTAIN ORDINANCES NOT INCLUDED THEREIN, WITH CERTAIN EXCEPTIONS; AND (3) FOR OTHER PURPOSES HEREINAFTER SET FORTH

SEPTEMBER 30, 2003

ORDINANCE NO. 1786

AMENDING (A) SECTION 18.06.010(a) (ENTITLED "A" DEFINITIONS) OF CHAPTER 18.06 (ENTITLED "DEFINITIONS"), AND (B) SECTION 18.10.030 (ENTITLED "PERMITTED USES") OF CHAPTER 18.10 (ENTITLED "REGULATIONS FOR R1-8L-SINGLE FAMILY, LARGER LOT AREA ZONING DISTRICTS"), AND (C) SECTION 18.12.030 (ENTITLED "PERMITTED USES") OF CHAPTER 18.12 (ENTITLED "REGULATIONS FOR R1-6L - SINGLE FAMILY ZONING DISTRICTS"), AND (D) REPEALING CERTAIN SECTIONS WHICH CONFLICT WITH THE AMENDED SECTIONS. ALL THE ABOVE REFERENCED SECTIONS ARE CONTAINED IN THE CODE AND, SUBJECT TO CERTAIN CONDITIONS, THE AMENDED SECTIONS EXPAND THE OPPORTUNITY FOR RESIDENTIAL ACCESSORY UNITS IN R1-6L AND R1-8L ZONING DISTRICTS, RESPECTIVELY

NOVEMBER 4, 2003

ORDINANCE NO. 1787

AMENDING THE CODE BY (1) ADDING TWO NEW SUBSECTIONS, (O) AND (P), TO SECTION 2.105.030 [ENTITLED 'MUNICIPAL SERVICES DIVISION'] OF CHAPTER 2.105 [ENTITLED 'FINANCE DEPARTMENT'] OF TITLE 2 [ENTITLED 'ADMINISTRATION AND PERSONNEL'] AND (2) ADDING A NEW SECTION 13.05.070 [TO BE ENTITLED 'THEFT OF ELECTRIC SERVICES; UNAUTHORIZED TAMPERING WITH OR MODIFICATION OF ELECTRIC UTILITY METERING DEVICES; UNAUTHORIZED ACCESS TO ELECTRIC SERVICES'] TO CHAPTER 13.05 [ENTITLED 'OPERATION OF AN ELECTRIC UTILITY'] OF TITLE 13 [ENTITLED 'PUBLIC SERVICES']

NOVEMBER 18, 2003

(j) "J" definitions:

(1) "Junkyard" means the use of any lot or portion thereof for the storage of junk, including scrap metals, salvage, or other scrap materials, or for the dismantling or "wrecking" of automobiles or other vehicles or machinery, whether for sale or storage.

(k) "K" definitions:

(1) "Kitchen" means any room or space in a building designed, intended, or used for the preparation or cooking of food.

(l) "L" definitions:

(1) "Landscaped areas" means the installation and permanent maintenance of an area with trees, shrubs, lawn, or planted ground cover to present an attractive, well-kept appearance.

(A) Landscaped areas shall not be surfaced in part or whole with concrete, asphalt, or other surface material, but shall contain earth, and may contain organic mulch, inorganic fillers such as wood shavings, bark, volcanic rock, or other similar mulch material.

(B) A portion of such landscaped treatment may consist of decorative planters, stone work, brick work, and the like; any such landscaping treatment shall not exceed three feet in height. Elements of ornamentation such as an archway, piece of statuary, lamp post, and the like, provided as part of the landscaping in a required front or street side yard, may exceed three feet in height.

(C) Each landscaped area shall be surrounded with a six-inch raised concrete curbing or planning division-approved equivalent.

(D) An irrigation system shall be installed and maintained in working order in each separate planter area.

(2) "Liquor" refers to spirituous or intoxicating liquor, including wine and beer.

(3) "Lot" means a parcel of land created in accordance with all City ordinances and of at least sufficient size to meet minimum zoning requirements for use, coverage, and area and to provide such yards and other open spaces as herein required. Such parcel shall have frontage on an improved public street.

(4) "Lot area" means the total horizontal square footage contained within the boundaries of a lot.

(5) "Lot, corner" means a lot situated at the intersection of two or more streets, the street frontages of which lot form an interior angle not greater than one hundred thirty (130) degrees and not less than forty-five (45) degrees.

(6) "Lot coverage" means the area of a lot occupied by the principal structure or structures and accessory structures.

(7) "Lot depth" means the horizontal length of a straight line drawn from the midpoint of the lot front line and at right angles to such line to its intersection with a parallel line passing through the midpoint of the lot rear line. In the case of a lot having a curved front line, the lot front line shall be deemed to be a line tangent to the curb and parallel to a straight line connecting the points of intersection of the side lines of the lot with the lot front line.

(8) "Lot frontage" means that boundary of a lot along a public street; for the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under subsection (y) of this section.

(9) "Lot, key" means the first lot to the rear of a reverse lot.

(10) "Lot, reverse corner" means a corner lot the side street of which is substantially a continuation of the front lot line upon which the rear of said reverse corner lot abuts.

(11) "Lot, through" means a lot having frontage on two parallel or approximately parallel streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

(12) "Lot width" means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard setback; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty percent (80%) of the required lot width, except in the case of lots on the turning circle of cul-de-sacs, when thirty-five (35) feet is permitted.

(13) "Lot line" means a property boundary line of any lot.

(14) "Lot line, front" means on an interior lot, the lot line abutting a street. In the case of a corner lot, it is the line separating the narrowest street frontage of the lot from the street. In the case of corner lots having equal street frontages, it is that property line the prolongation of which creates the front property line for the greatest number of interior lots in the same block.

(15) "Lot line, rear" means the boundary line that is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot or a lot the rear

line of which is formed by two or more lines, the following shall apply:

(A) For a triangular lot, it shall be deemed to be a line thirty (30) feet in length within the lot and farthest removed from the front lot line and at right angles to the line that is used to determine the depth of such lot.

(B) For a trapezoidal lot, it shall be deemed to be a line at right angles to the line that is used to determine the depth of such lot and drawn through a point bisecting the boundary most distant from the front lot line and most nearly parallel to the front lot line.

(C) For a lot whose boundary most distant from the front lot line comprises two or more lines, the rear lot line shall be deemed to be that single boundary line that is at least forty (40) feet in length; or, if the above boundary lines are less than forty (40) feet in length, the rear lot line shall be deemed to be that boundary line closest to the front lot line and most nearly parallel to it.

(16) "Lot line, side" is any lot boundary that is not a front line or a rear lot line.

(m) "M" definitions:

(1) "Maintained" means preserved in a condition or state of equivalent quality to that which was approved or required by the City. Unless the context demands otherwise, the term is synonymous and is interchangeable with the term "permanently maintained."

(2) "Masonry" means a hard, durable building material such as brick, stone, or concrete (both block and precast), or the architectural committee-approved equivalent.

(3) "Mobile home park" means land or premises used or intended to be used, let, or rented for occupancy by trailers or mobile dwellings, rooms, or sleeping quarters of any kind.

(4) Motel. See "Hotel."

(5) "Multiple dwelling" means three or more dwelling units forming an apartment, townhouse, condominium, court, or group complex.

(n) "N" definitions:

(1) "Neighborhood recreational enterprise" means a neighborhood recreational enterprise serving a residential neighborhood by exclusive membership derived from the immediate vicinity in which it is located. All revenue will be derived from membership dues or fees. No sale of liquor or other merchandise will be permitted on premises.

(2) "Nonconforming use" means a building, structure, or land occupied by a use that does not conform to the appropriate regulations of this title.

(3) "Nursing and convalescent home" means a building and premises for the care of sick, injured, aged, or infirm persons to be housed; or a place of rest for those who are bedfast or needing considerable nursing care, but not including facilities for the treatment of sickness or injuries or for surgical care.

(o) "O" definitions:

(1) "Organization documents" means:

(A) Declaration of covenants, conditions, and restrictions;

(B) Articles of incorporation;

(C) By-laws; and

(D) Any contracts for the maintenance, management, or operation of all or any part of a "community ownership project."

(2) "Outdoor storage" means the keeping of personal or business property or motor vehicles in a required open parking space or any other area outside of a building for a period of time exceeding seventy-two (72) consecutive hours.

(3) "Outdoor walk-up service facility" means a use involving direct sales or provision of services to pedestrians who line up in areas outside a totally enclosed building.

(4) "Owners' association" means the non-profit corporation or association created to own, lease, or provide management, maintenance, preservation, and control of the contiguous or noncontiguous lots, parcels, areas, or improvements owned in common or the lots, parcels, areas, or improvements separately owned, or in which there is a right to exclusive occupancy, or both types of ownership, common and separate, or any portion of or interest in them.

(p) "P" definitions:

(1) "Parking space" means a paved space on the building site meeting the minimum dimensions set forth in Chapter 18.74 SCCC, intended for use for parking of a motor vehicle, and having permanent means of access to and from a public street or alley independent of any other parking space. Said space shall be located on the same lot as the land use serviced, except as set forth in Chapter 18.84 SCCC or except when appropriate legal documents assuring the mutual use of the means of access and/or adjacent parking space are submitted and approved by the Director of Planning and Inspection and the City Attorney and are appropriately recorded.

(2) "Pharmacy, ethical" means a professional pharmacy conducted within and for the convenience of occupants and patrons of a medical building or buildings, which limits the sale of arti-

cles to drugs, prescription medicines, surgical and medical supplies, and other health regulated articles.

(3) "Principal use" means the main use of land or buildings as distinguished from a subordinate or accessory use.

(4) "Professional office" means architect, attorney, chiropractor, professional engineer, drafting office, collection agency, dentist, doctor, insurance office, private detective, real estate agency, social worker, or similar use.

(5) "Public building" means a building owned or used by the Federal, State, County, or City government, or any political subdivision, agency, or instrumentality thereof.

(6) "Public open space" means any publicly owned open area, including, but not limited to, the following: parks, playgrounds, golf courses, waterways, parkways, parking lots, and streets.

(7) "Public utility and public service uses" means all those buildings and other facilities employed in the distribution of public utilities, such as communications equipment buildings; electric, gas, and water transmission stations; electrical substations, and the like; but excluding service yards and business offices.

(8) "Public utility service yard" means a facility for the storage of vehicles and material for installation, maintenance, and construction personnel, together with an appropriate office building.

(q) "Q" definitions:

(1) "Quasi-public building" means a building or use that is essentially public in services rendered or involving assemblage of people, although under private ownership by a person, firm, agency, or corporation.

(r) "R" definitions:

(1) "Replacement value" means the current construction cost for replacement of an existing building, structure, or portion thereof, including accessory facilities and other parts of an established use.

(2) Rest Home. See "Nursing home."

(3) "Restaurant" means a public eating place.

(4) "Retail" means any enterprise involving the on-site transaction or transfer of merchandise to the general public, including but not limited to advertising products as available to the public, and over-the-counter sales.

(s) "S" definitions:

(1) "Sanitarium" means a building and premises in and on which two or more sick, injured, or infirm persons are regularly housed or intended to

be housed for compensation, not including hospitals.

(2) "School" means a public or private school, teaching subjects required by the Education Code of the State of California.

(3) "Service station" means a filling station retailing motor fuel and oil to motor vehicles; including grease racks, battery and ignition services, and other accessory sales and services for vehicles, but excluding recapping, steam cleaning, painting, body work, and engine overhaul. The accessory sales and services for vehicles shall include casual sales of bottled or canned soft drinks, cigarettes, and candy bars to customers.

(4) "Solid fence" means a fence constructed of a durable, weatherproof material so that light cannot shine through it.

(5) "Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

(6) "Street" means a public thoroughfare, accepted by the City of Santa Clara, that affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, except an "alley" as defined herein.

(7) "Street line" means the dividing line between a street and the abutting property.

(8) "Structure" means anything constructed or erected, except fences not exceeding six feet in height, the use of which requires location on or under the ground, or attachment to something having location on the ground.

(9) "Structural alterations" means any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

(10) "Swimming pool" means a swimming pool, wading pool, fish pond, or other outside body of water created by artificial means that has any depth in excess of eighteen (18) inches, whether above or below grade, and whether intended to be temporary or permanent in nature.

(t) "T" definitions:

(1) "Tavern or lounge" means a building where alcoholic beverages are sold for consumption on the premises, not including restaurants where the principal business is serving food.

(u) "U" definitions:

(1) "Unit" means the element of a condominium project that:

(A) Is not owned in common with the owners of other condominiums in the project;

(B) Is an apartment in a community apartment project to which the occupant has the right of exclusive occupancy;

(C) Is the lot, parcel, or area owned separately in a planned development project; or

(D) Is a portion of improved real property in a stock cooperative project of which title is held by a corporation and in which a shareholder of said corporation receives a right of exclusive occupancy to said portion of improved real property.

(2) "Use" means the purpose for which land, premises, or a building thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

(3) "Use, accessory" means a use incidental to the principal use of a lot or a building located on the same lot.

(v) Reserved for future use.

(w) "W" definitions:

(1) Walk-up (Outdoor). See "Outdoor walk-up service facility."

(x) Reserved for future use.

(y) "Y" definitions:

(1) "Yard" means an open space other than a court, on the same lot with a building, which open space is unoccupied and unobstructed, except as otherwise permitted in Chapter 18.62 SCCC.

(2) "Yard, front" means a yard extending across the full width of the front portion of the lot and measured from the front line of the lot to the nearest line of the building wall; provided, that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the nearest line of the building.

(3) "Yard, side" means a yard between the side line of the lot and the nearest wall of the building and extending from the front yard of the lot to the rear yard.

(z) Reserved for future use. (Ord. 1680 § 1, 11-14-95; Zoning Ord. § 3-3).

Chapter 18.10

REGULATIONS FOR R1-8L – SINGLE-FAMILY, LARGER LOT AREA ZONING DISTRICTS

Sections:

- 18.10.010 Application.
- 18.10.020 Intent.
- 18.10.030 Permitted uses.
- 18.10.040 Reserved.
- 18.10.050 Lot area.
- 18.10.060 Lot width.
- 18.10.070 Building height limits.
- 18.10.080 Front yard.
- 18.10.090 Side yards.
- 18.10.100 Rear yard.
- 18.10.110 Maximum building coverage.
- 18.10.120 Parking requirements.
- 18.10.130 Fencing.

18.10.010 Application.

The regulations set forth in this chapter apply in all R1-8L zoning districts. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-1).

18.10.020 Intent.

This is the most restrictive of residential zones composed entirely of the single-family residential environment. Such areas should be clearly defined and without encroachments by uses not performing a residential neighborhood function. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-2).

18.10.030 Permitted uses.

- (a) Single-family dwellings.
- (b) Private garages and accessory buildings (see Chapter 18.66 SCCC) customarily appurtenant to the permitted use.
- (c) Home occupation as defined in Chapter 18.100 SCCC.

(d) Accessory unit, as defined under SCCC 18.06.010(a), on a lot of at least seven thousand (7,000) square feet, which has an existing single-family dwelling with two covered parking spaces. Properties with an accessory unit must provide one additional standard parking space that does not obstruct access to both of the required covered parking spaces (one tandem space may be permitted).

The accessory unit may be attached to or detached from the existing single-family unit. A detached accessory unit building shall not exceed fourteen (14) feet in height. The accessory unit shall have a net floor area of not more than six hundred forty (640) square feet, including a kitchen and not more than one bedroom and one bathroom.

The roof, siding and windows of the accessory unit, whether attached to the main dwelling unit or a detached building, shall be consistent with the roof slope, materials and design of the principal residence, in accordance with the City's design guidelines. Building setbacks and building coverage restrictions are the same as those that apply to the main dwelling unit, with the exception of detached accessory unit buildings. For such detached buildings, the rear yard may be reduced to fifteen (15) feet in depth if a usable private yard area between the main dwelling unit and the detached accessory unit of at least nine hundred (900) square feet in area is preserved for the main dwelling unit.

For those properties with an accessory unit which has been used continuously as an accessory unit since April 13, 1983, the unit may be approved in its historic location, provided that the requirements of the ordinance can be met with regard to minimum lot size, maximum accessory unit size and parking. (Ord. 1680 § 2, 11-14-95; Ord. 1786 § 2, 11-4-03; Zoning Ord. § 5-3).

18.10.040 Reserved.

(Formerly operative as "Conditional uses". Ord. 1680 § 2, 11-14-95; Ord. 1786 § 3, 11-4-03; Zoning Ord. § 5-3.1).

18.10.050 Lot area.

Each lot shall contain a minimum area of eight thousand (8,000) square feet. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-4).

18.10.060 Lot width.

The minimum lot width shall not be less than seventy (70) feet. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-5).

18.10.070 Building height limits.

Two stories but not exceeding twenty-five (25) feet in height. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-6).

18.10.080 Front yard.

Each lot shall have a front yard not less than twenty (20) feet in depth. A minimum of thirty-five percent (35%) of the front yard shall be permanently maintained as landscaped area. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-7).

18.10.090 Side yards.

Each lot shall have two side yards, one having a width of not less than six feet on one side and nine feet on the opposite side. Notwithstanding the above, the side yard on the street side of each corner lot, exclusive of the front yard, shall not be less than fifteen (15) feet in width. A minimum of thirty-five percent (35%) of the street side yard shall be permanently maintained as landscaped area. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-8).

18.10.100 Rear yard.

A rear yard is required at the rear of every lot. Such rear yard shall not be less than twenty (20) feet in depth. Notwithstanding the above, corner lot rear yards may be interchanged to set from the interior, or nonstreet, side yard lot line. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-9).

18.10.110 Maximum building coverage.

Buildings, including accessory buildings, shall not cover a total of more than forty percent (40%) of the area of any lot. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-10).

18.10.120 Parking requirements.

(a) Each single-family dwelling shall have two garage or carport parking spaces; these parking spaces shall be prohibited in required front yards or corner lot side yards. A minimum driveway length of twenty (20) feet shall be required between said parking and any street right-of-way line.

(b) Additional parking shall be permitted in required front yards or corner lot side yards, with motor vehicles, trailers, and boats parked in an orderly manner, generally perpendicular to the street. Such parking shall be prohibited in the thirty-five percent (35%) minimum landscaped area. Motor vehicles that do not comply with restrictions imposed by other sections of this title are prohibited.

(c) Parking shall only be allowed on areas surfaced with all-weather materials, such as concrete, asphalt, brick, stone, or gravel.

(d) More information on prohibited activities in residential districts may be found in Chapter 18.82 SCCC. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-11).

18.10.130 Fencing.

At the time of new construction of a building on property, a solid fence of masonry six feet high shall be installed, and thereafter maintained, by the owner of property in this zoning district on all common property lines with existing multiple residential, office, commercial, industrial, or public or quasi-public development (B zoning district) that does not have such a fence.

As an alternative, with the approval of the City Council, an indenture agreement running with the land which contains a hold harmless covenant may be recorded. (Ord. 1680 § 2, 11-14-95; Zoning Ord. § 5-12).

Chapter 18.12
REGULATIONS FOR R1-6L – SINGLE-FAMILY ZONING DISTRICTS

Sections:

- 18.12.010** Application.
- 18.12.020** Intent.
- 18.12.030** Permitted uses.
- 18.12.040** Reserved.
- 18.12.050** Lot area.
- 18.12.060** Lot width.
- 18.12.070** Building height limitations.
- 18.12.080** Front yard.
- 18.12.090** Side yards.
- 18.12.100** Rear yard.
- 18.12.110** Maximum building coverage.
- 18.12.120** Minimum parking requirements.
- 18.12.130** Fencing.

18.12.010 Application.

The regulations set forth in this chapter apply in all R1-6L zoning districts. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-1).

18.12.020 Intent.

To stabilize and protect the residential characteristics of the district and to promote and encourage a suitable single-family residential environment. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-2).

18.12.030 **Permitted uses.**

- (a) Single-family dwellings.
- (b) Private garages and accessory buildings (see Chapter 18.66 SCCC) customarily appurtenant to the permitted use.
- (c) Home occupation as defined in Chapter 18.100 SCCC.
- (d) Accessory unit, as defined under Chapter 18.06.010(a) SCCC, on a lot of at least seven thousand (7,000) square feet, which has an existing single-family dwelling with two covered parking spaces. Properties with an accessory unit must provide one additional standard parking space that does not obstruct access to both of the required covered parking spaces (one tandem space may be permitted).

The accessory unit may be attached to or detached from the existing single-family unit. A detached accessory unit building shall not exceed fourteen (14) feet in height. The accessory unit shall have a net floor area of not more than six hundred forty (640) square feet, including a kitchen and not more than one bedroom and one bathroom.

The roof, siding and windows of the accessory unit, whether attached to the main dwelling unit or a detached building, shall be consistent with the roof slope, materials and design of the principal residence, in accordance with the City's design guidelines. Building setbacks and building coverage restrictions are the same as those that apply to the main dwelling unit, with the exception of detached accessory unit buildings. For such detached buildings, the rear yard may be reduced to fifteen (15) feet in depth if a usable private yard area between the main dwelling unit and the detached accessory unit of at least nine hundred (900) square feet in area is preserved for the main dwell unit.

For those properties with an accessory unit which has been used continuously as an accessory unit since April 13, 1983, the unit may be approved in its historic location, provided that the requirements of the ordinance can be met with regards to minimum lot size, maximum accessory unit size, and parking. (Ord. 1680 § 3, 11-14-95; Ord. 1786 § 4, 11-4-03; Zoning Ord. § 6-3).

18.12.040 Reserved.

(Formerly operative as "Conditional uses". Ord. 1680 § 3, 11-14-95; Ord. 1786 § 5, 11-4-03; Zoning Ord. § 6-3.1).

18.12.050 Lot area.

Each lot shall contain a minimum area of six thousand (6,000) square feet. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-4).

18.12.060 Lot width.

The minimum lot width shall not be less than sixty (60) feet. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-5).

18.12.070 Building height limitations.

Two stories but not exceeding twenty-five (25) feet in height. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-6).

18.12.080 Front yard.

Each lot shall have a front yard not less than twenty (20) feet in depth. A minimum of thirty-five percent (35%) of the front yard shall be permanently maintained as landscaped area. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-7).

18.12.090 Side yards.

Each lot shall have two side yards, each having a width of not less than five feet.

Notwithstanding the above, the side yard on the street side of each corner lot exclusive of front yard shall not be less than fifteen (15) feet in width. A minimum of thirty-five percent (35%) of the street side yard shall be permanently maintained as landscaped area. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-8).

18.12.100 Rear yard.

A rear yard is required at the rear of every lot. Such rear yard shall not be less than twenty (20) feet in depth.

Notwithstanding the above, corner lot rear yards may be interchanged to set from the interior, or nonstreet, side yard lot line. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-9).

18.12.110 Maximum building coverage.

Buildings, including accessory buildings, shall not cover a total of more than forty percent (40%) of the area of any lot. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-10).

18.12.120 Minimum parking requirements.

(a) Each single-family dwelling shall have two garage or carport parking spaces; such parking spaces shall be prohibited in required front yards or corner lot side yards. A minimum driveway length of twenty (20) feet shall be required between said parking and any street right-of-way line.

(b) Additional parking shall be permitted in required front yards or corner lot side yards, with motor vehicles, trailers, and boats parked in an orderly manner, generally perpendicular to the street. Such parking shall be prohibited in the thirty-five percent (35%) minimum landscaped area. Motor vehicles that do not comply with restrictions imposed by other sections of this title are prohibited.

(c) Parking shall only be allowed on areas surfaced with all-weather materials such as concrete, asphalt, brick, stone, or gravel.

(d) More information on prohibited activities in residential districts may be found in Chapter 18.82 SCCC. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-11).

18.12.130 Fencing.

At the time of new construction of a building on property, a solid fence of masonry six feet high shall be installed, and thereafter maintained, by the owner of property in this zoning district on all common property lines with existing multiple residential, office, commercial, industrial, or public or quasi-public development (B zoning district) that does not have such a fence.

As an alternative, with the approval of the City Council, an indenture agreement running with the land which contains a hold harmless covenant may be recorded. (Ord. 1680 § 3, 11-14-95; Zoning Ord. § 6-12).



CITY OF
San Fernando
Historic & Visionary

April 22, 2009

Melinda Coy, Representative
Division of Housing Policy Development
Dept. of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

Re: City of San Fernando Adopted 2008-2014 Housing Element

Dear Ms. Coy,

The City of San Fernando is pleased to provide HCD with the City's Annual Housing Element Progress Report for the reporting period of January 2006 to January 2009.

Should you have any questions, do not hesitate to contact me via e-mail at framirez@sfcity.org or via phone at (818) 898-7316.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Ramirez", with a long, sweeping horizontal line extending to the right.

Fred Ramirez
Senior Planner

COMMUNITY DEVELOPMENT

117 MACNEIL STREET SAN FERNANDO, CALIFORNIA 91340-2993

PHONE 818.898.1227 • FAX 818.898.7329



Department of Housing and Community Development ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:

City of San Fernando, California

Mailing Address:

117 Macneil Street, San Fernando, CA, 91340

Contact Person:

Fred Ramirez

Title:

Senior Planner

Phone:

(818) 898-7316

FAX:

(818) 898-7329

E-mail:

framirez@sfcity.org

Reporting Period by Calendar Year:

January 2006 to January 2009

Included for your review are Tables A, B, and C of the Annual Element Progress Report for the Housing Element Implementation for the City of San Fernando, California, 91340.

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of San Fernando		
Reporting Period	2006	-	2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	5	2	37	13		57

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of San Fernando
Reporting Period	2006 - 2008

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	62	0	0								0	62
	Non-deed restricted		0	0								0	
Low	Deed Restricted	38	0	0								0	25
	Non-deed restricted		4	9								13	
Moderate	Deed Restricted	42	0	0								0	40
	Non-deed restricted		0	2								2	
Above Moderate		109	4	38								42	67
Total RHNA by COG.		251										57	194
Enter allocation number:													
Total Units			8	49									
Remaining Need for RHNA Period													

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Fernando
Reporting Period 2006 - 2008

Table C			
Program Implementation Status			
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1. Residential Rehabilitation Loan Program	Assist 6-8 households annually and Adopt guidelines for Rental Rehab Component	31-Dec-09	City assisted 14 SFRs with rehab loans and as included development of a rental rehabilitation component as part of the Community Development Department's (CDD) Work Program for the upcoming Fiscal Year 2009-2010 from July 2009 through June 2010.
2. Neighborhood Preservation and Revitalization Program (CAPP)	Implement CAPP within 5 focus areas.	31-Dec-09	Over past three years 15 total focus areas have been created; 5 additional focus areas have been identified for the upcoming Fiscal Year 2009-2010 (from July 2009-June 2010).
3. Rental Inspection Program	Complete inspections of approximately 240 units annually	30-Jun-09	Over the past three years, 998 rental units have been inspected including the 240 units for 2009.
4. Crime Free Rental Housing	Research existing programs to establish guidelines and incentives for program	31-Dec-09	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
5. Lead Based Paint Awareness	Remediate lead cases through rehab program; coordinate with LA County and local non-profits on education programs.	31-Dec-09	City continues to notify applicants for additions/rehabs of lead based paint abatement requirements and met the LA County representatives in 2008. CDD staff will coordinate meeting with Pacoima Beautiful (non-profit).
6. Affordable Housing Development Assistance	Complete Master EIR enter into DDA with developer of 100 senior units.	6-Jun-09	Master EIR is being revised to address possible relocation of 100-unit senior rental housing project to alternate Agency-owned parcel at 1320 San Fernando Road.
7. Senior Housing	Conserve 112 affordable senior housing units	2008-2014	City continues to monitor existing deed restricted senior units on an annual basis.
8. Second Units	Incorporate info on city website and promote through code enforcement activities	31-Dec-09	City is currently updating the city's website and will include additional information regarding the second dwelling unit program. As part of CAPP, code enforcement activity has identified five additional opportunity sites for second units.
C-1			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Fernando
Reporting Period 2006 - 2008

Table C			
Program Implementation Status			
Program Description (By Housing Element Program Names)	Name of Program	Objective	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .			
9. Affordable Housing Density Bonus		Adopt a Density Bonus Ordinance	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
10. Inclusionary Housing Ordinance		Adopt an Inclusionary Housing Ordinance	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
11. Zoning Ordinance Revisions		Amend Zoning Code to address community care facilities, SROs, manufactured housing, supportive housing, and emergency shelters	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
12. Pursue Outside Funding Sources		Secure at least three new funding sources. Support grant applications through regulatory relief and City endorsement of applications	City assisted developer in obtaining \$3.56 million Infill Infrastructure Grant for a 100 senior-unit, mixed use project on an Agency-owned parcel. Project includes variances from applicable density/setback zoning requirements. TCAC and HOME funds used.
13. Green Building		Develop educational material on green building and provide to homeowners. Implement requirements for Agency-assisted projects.	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
14. Section 8 Rental Assistance		Encourage landlords to register units; prepare bilingual HaCOLA program contacts	Bilingual HaCOLA information prepared by City.
15. Fair Housing		Contract with SF FHC; disseminate brochures to public; coordinate public events/workshops	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
16. Local Housing Mediation Service		Research existing programs	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
17. Housing Services Directory		Maintain current housing services directory, distribute to public	Housing services directory prepared in 2008. CDD distribution to take place as part of FY 2009-2010 department work program.
C-2			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Fernando
Reporting Period 2006 - 2008

Table C			
Program Implementation Status			
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
18. Housemate Matching Program	Coordinate with Alternative Living for the Aged to develop parameters for a local housemate matching program	31-Dec-10	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
19. City First Time Homebuyer Program	Provide homebuyer assistance in conjunction with agency-assisted projects on a case by case basis	2008-2014	City is currently considering affordable housing projects on agency-owned parcels that could include affordability gap funding for first time homebuyers that qualify as low to moderate-income households.
20. Housing Economic Recovery Ownership (HERO) Program	Actively promote Hero Program	16-Mar-09	City has mailed out flyers to all city residents and placed on city website, notifying them of the opportunity for eligible low and moderate income first time homebuyers to purchase foreclosed, vacant and abandoned properties in San Fernando.
21. County Homeownership (HOP) Program	Advertise HOP with flyers and workshops	2008-2014	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
22. Mortgage Credit Certificate	Advertise MCC with flyers and workshops	2008-2014	Program development to be included as part of CDD's Work Program for upcoming FY 2009-2010 (July 2009-June 2010).
23. Foreclosure Prevention Resources	Actively promote Foreclosure Prevention resources	2008-2014	City has advertised foreclosure prevention resources to city residents by providing information on the city's website and through the distribution of flyers by CDD staff.
C-3			

